



DEVELOPMENT CORPORATION

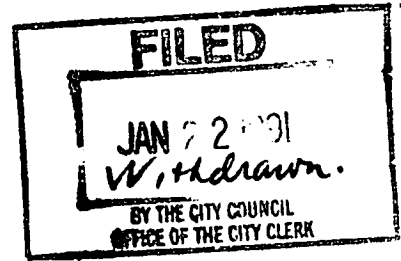
7700 College Town Drive Suite 101
Sacramento, CA 95826-2397
(916)383-2500 FAX(916)383-0552

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JAN 16 1 21 PM '91

Branch:
2999 Douglas Boulevard Suite 210
Roseville, CA 95661
(916)773-3700 FAX(916)773-3777

January 16, 1991



Ms. Valerie Burrows
City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, CA 95814

RE: Venture Oaks PUD, P90-172

Dear Ms. Burrows,

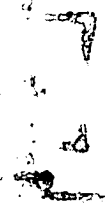
This letter is written to inform you of the applicant's decision to withdraw the application for appeal that has been filed in regards to the above referenced project. Due to the City's decision to withdraw the request for traffic and various other studies, we feel it is no longer necessary to proceed with our appeal hearing. Therefore, I wish to instruct you to remove our name from the City Council's calendar for January 22, 1991. Also, I am requesting a refund in the amount of \$625.00 for the filing fee associated with this matter.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Chris N. Vrame
Special Assistant

32
31
18° 11' 2" N 21° 11' 2" W



P90-172 (6)
1/22/91



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

December 21, 1990

To: Virginia Henry, City Clerk's Office

From: Fred Buder, Environmental Services

**Subject: P90-172, Venture Oaks PUD
APPEAL OF ENVIRONMENTAL DETERMINATION**

I have attached the Notice of Appeal for the above-referenced project. The applicants are appealing the decision of the Environmental Coordinator to require a traffic study for the project and of the Division's decision to address various other issues in the environmental assessment of the project.

The City's Environmental Regulations (Section 8.2) state that appeals shall be heard by the City Council. The regulations also state (Section 8.6) that the City Clerk shall place the appeal on the Council agenda for consideration not later than the third regular meeting following the date of receipt of the appeal.

Please place the appeal on the Council agenda. I have attached the appeal notice and supporting letter and the receipt for the appeal fee. Please advise me of any other information required. We would prefer to have the item placed on the third regular meeting following today's date to allow time to prepare a response to the appeal.

NOTICE OF APPEAL OF THE DECISION
OF THE ENVIRONMENTAL COORDINATOR

CITY PLANNING DIVISION

DEC 21 1990

RECEIVED

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental
Coordinator of:

- Filing a Negative Declaration
- Requiring an Environmental Impact Report
- Other _____

PLEASE TYPE OR PRINT

Project Proposal: lot split

Project Address: Venture Oaks PUD

Assessor's Parcel No.: 2740320028

Owner: Angelo K. Tsakopoulos Realty Phone: 916/383-2500

Mailing Address: 7700 College Town Dr. #101 Zip Code: 95826

Applicant/Agent: same Phone: _____

Mailing Address: _____ Zip Code: _____

Grounds for Appeal: (Explain in Detail and use a separate sheet if necessary.)

see letter

Appellant: Angelo K. Tsakopoulos Phone: 916 383-2500
(Print Name)

Mailing Address: 7700 College Town Dr. #101 Zip Code: 95826

Appellant Signature: Heather Boyle for A.K.T. Realty Date: 12/21/90

Filing Fee: _____ Date Received: _____ By: _____

- by Applicant \$625.00
- by Third Party \$40.00

Revised: 2-27-85
Original: CC
cc: MVD
AG

Receipt No. _____

LAW OFFICES OF
MARK T. HARRIS
915 "L" STREET, SUITE 1280
SACRAMENTO, CALIFORNIA 95814
(916) 441-5585
FAX (916) 441-2024

RECEIVED

DEC 21 1990

CITY OF SACRAMENTO
CITY PLANNING DIVISION

December 20, 1990

Ms. Valerie Burrows
City Clerk
City of Sacramento
915 "I" Street, Room 304
Sacramento, CA 95814

SUBJECT: VENTURE OAKS PUD, P90-172
NOTICE OF APPEAL

Dear Ms. Burrows:

Please allow this letter to serve as an official "Notice of Appeal" of a decision made by the City of Sacramento's Department of Planning and Development concerning the subject property noted above. I am appealing the decision conveyed to my client, AKT Development, Corporation in a letter dated December 12, 1990 in which Mr. Fred Buderer informed my client of the City's determination that a traffic study, as part of a larger "environmental assessment," would be required prior to the completion of an analysis of the viability of the proposed project.

My client intends to develop the subject property on behalf of three separate religious congregations as church sites. My client contends that any additional traffic impact that might be felt by the surrounding neighborhood would be nominal and primarily limited to Sunday mornings. Due to the fact that Sunday morning traffic could hardly be considered in the same light as peak hour traffic, my client feels that the requirement of a traffic study for this project is unduly burdensome and a complete waste of resources.

Additionally, the letter from Mr. Buderer to my client indicates that "[t]he environmental assessment will examine the potential



Ms. Valerie Burrows
Page Two

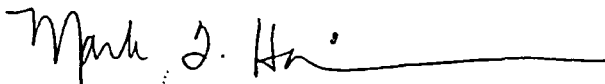
hazards associated with locating the proposed residential uses adjacent to the PG&E tower easement." We are merely before the City requesting a simple lot split at this time. The residential uses we show as part of our schematic map were merely in keeping with the City's own general plan designation for this site (R-1). If at some time we are before the City attempting to go forward with a request concerning the potential residential uses of a portion of the subject property, it would be much more appropriate at that time to consider any potential PG&E hazards that may impact any new residents. My client is not challenging the merit of such an analysis, however, it is challenging the timing.

The letter from Mr. Buderer indicated that "impacts on riparian woodlands along the Main Drainage Canal will be assessed." I must admit, I am completely puzzled by this determination and challenge the City Planning Department to validate a decision to impose this requirement prior to considering whether our simple request for a lot split may proceed. Similarly, Mr. Buderer indicated that additional studies may be required prior to granting consideration of my client's request for the lot split (e.g., a noise study; a "light and glare" study).

Quite frankly, my client is disappointed that his effort to respond to the needs so poignantly expressed by three separate congregations is meeting such unmerited opposition by the planning department. It is our hope that through this appeal, we may call attention to this very disturbing practice of preventing a land use request from moving forwards by attempting to suffocate it with untimely and in some cases, unnecessary studies and assessments.

Please feel free to contact me if you have any questions regarding this request for an appeal.

Sincerely,


Mark T. Harris

cc:Mr. Angelo K. Tsakopoulos
Mr. Chris Vrame





CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT

INITIAL FILING FEES & RECEIPT

Planning Division
1231 "I" Street, Suite 200
Sacramento, CA 95814
Tel: (916) 449-5604

Circle Fees for Requested Entitlements

SECTION I - PROCESSING CHARGE

This fee is charged on all applications requiring Planning Commission or City Council Action (except on appeals and planning director's entitlements).

\$280

SECTION II - ENVIRONMENTAL DETERMINATION

Notice of Exemption	\$42
Negative Declaration	150

CITY OF SACRAMENTO
PAID - BI

DEC 21 1990

SECTION III - ENTITLEMENTS

REZONING

Rezoning / Prezoning	\$1,095
Plan Amendments	1,035

SUBDIVISION MAP FEE

Fast Track	\$670+
# of parcels _____ x \$10	_____
Tentative Map	805+
# of parcels _____ x \$10	_____
Tentative Map with Sub Mod	875+
# of parcels _____ x \$10	_____
Lot Line Adjustment	140
Time Extension	470
Post Subdivision Mod	735

PLANNED UNIT DEVELOPMENT

PUD	\$1,585
Amend PUD Guidelines	430
Amend PUD Schematic	1,130

VARIANCE

Planning Commission	\$530
Time Extension (CPC)	170
Planning Director's	305
Time Extension (PD)	70

DEVELOPMENT REVIEW

"R" Review	\$650
Planning Commission Mod	170
Planning Director's Mod	70

BUILDING INSPEC.

PLANNING COMMISSION SPECIAL PERMITS

Major Project	\$1,395
PUD Special Permit	975
All Other Special Permits	685
Condominium Conversions	1,615
Modification	180
Time Extension	170

PLANNING DIRECTOR'S SPECIAL PERMITS

Deep Lot Developments	\$495
Temporary Parking Lot	273
All Other Special Permits	253
Modification	170
Time Extension	70

MISCELLANEOUS ENTITLEMENTS

Street / Alley Abandonment	\$490
Street Name Change	490
Planner Research \$70 x _____ # of hours	_____

APPEAL - THE DECISION OF THE:

	Applicant	3rd Party
Planning Director	\$125	\$40
Environmental Coord.	625	40
Planning Commission	105	60

RECEIVED FROM _____

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the zoning ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

(signature)

TOTAL AMOUNT PAID	\$ 625
Prepared By / Date	_____/____/____
CASH _____	CHECK # 22650

File# 44-172

Not Valid
Unless Stamped
By Department

Date: 12-24-90 10:01am
From: VIRGINIA HENRY:SAC:CITY
To: vb
cc: ml, vh
Subj: enviornmental appeal

Valerie:

Marylou and I discussed the attached enviornmental appeal this morning. You and I briefly talked about it on Friday. I am "cc"ing Marylou a copy of this memo. Anyway, the applicant's representative was in our office on the 21st, and Marylou told her to file the appeal in Planning, as she was not aware that enviornmental appeals should be filed with the City Clerk's office.

My questions are:

1. Since our office was in error in directing the applicant to go to Planning to file, should we just leave the situation as is as far as the filing is concerned?
2. Fred Buderer, from Planning, has included all the information to us attached to his memo. (a copy of the appeal and a receipt for the money collected.) He has requested that we set the hearing for the 15th of January, which would be the third Council meeting following the date of the appeal. Will you please contact him regarding this request?
3. And finally, for information to the office staff, I have made a copy of the sections in the Administrative code that pertain to the filing of enviornmental appeals and have written a short note to staff so that when these appeals should come to our attention again, we will be aware of the proper filing procedure. If this is o.k. with you, they can be distributed.

Muchas gracias senora!!

1/22/91

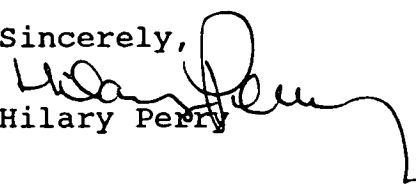
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
DEC 28 2 19 PM '90

December 28, 1990

Dear Ms. Burrows:

Enclosed is the distribution list for The Venture Oaks PUD(P90-172). If you should need any further information, please contact Fred Buderl.

Sincerely,


Hilary Perry